



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

December 15, 2014

1412-PUD-17

Exhibit 1

Petition Number: 1412-PUD-17

Petitioner: Langston Development, LLC by Faegre Baker Daniels, LLP

Request: A change of zoning from the AG-SF1: Agriculture / Single-Family Rural District to the Sheffield Park Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Agricultural

Approximate Acreage: 53 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan Comparison
4. Character Exhibits
5. PUD Ordinance (Red Lined)
6. Neighbor Meeting Summary
7. Petitioner's Narrative

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

This petition was introduced at the November 10, 2014, City Council meeting. The petition received a public hearing at the December 1, 2014, Advisory Plan Commission (the "APC") meeting. This petition is eligible for the APC's recommendation to the Council at the APC's December 15, 2014, meeting.

PROCEDURAL

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on December 1, 2014, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules and Procedures.

Neighbors' Meeting: The Petitioner hosted a meeting for adjoining property owners on November 13, 2014, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 5**.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.

5. Responsible growth and development.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the “Property”) is approximately fifty-three (53) acres located on north of State Road 32, between Grassy Branch Road and Shady Nook Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Sheffield Park”, that would allow for a single-family residential neighborhood, as illustrated on the Concept Plan (see **Exhibit 3**).

Default Standards: The proposed PUD District Ordinance (the “PUD Ordinance”) (see **Exhibit 4**) defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the **SF4: Single Family High Density District** as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. Side Yard Setback: The PUD Ordinance modifies the eight (8) foot side yard setback required by the UDO to five (5) feet.
2. Architectural Standards (Article 6.3): The PUD Ordinance incorporates enhanced architectural standards, including the incorporation of Character Exhibits to establish the benchmark for the quality and character of the development. In addition, the PUD Ordinance increases the Minimum Living Area square footage requirements and prohibits vinyl siding as a Building Material. The Petitioner has modified the PUD Ordinance and referenced the Character Exhibits.
3. Amenities: In response to comments during the public hearing, the Petitioner has incorporated standards in the PUD Ordinance to require a minimum of two (2) amenities from the list of amenities incorporated into the proposed PUD Ordinance.
4. Landscaping Standards (Article 6.8): The PUD Ordinance: (a) defaults to the landscaping standards required by the UDO and (b) establishes that “Tree Preservation Easement(s)” shall serve as the required buffer yard for those areas shown on the Concept Plan.
5. South Property Line: In response to comment made during the public hearing, the petitioner has added a requirement to the PUD Ordinance that requires at least one of the following:
 - a. Enhanced architectural treatment to the rear of future Dwellings (pursuant to *Article 6.3(C)(b)*) which shall apply to the ten (10) lots shown with asterisks on the Concept Plan; or
 - b. Landscape screening which shall apply to the lots shown with asterisks on the Concept Plan which shall include:



- i. Three (3) shade trees; and
- ii. Three (3) evergreen trees per one-hundred (100) linear feet within 30' of the Rear Lot Line

Design Standards: As proposed, the PUD Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (Chapter 8 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The design standards of note are briefly highlighted below:

1. Street and Right-of-Way Standards (Article 8.9): The UDO requires that "[s]treets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for normal circulation of traffic within the vicinity. Regard shall be given to the Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property."

As a result, and in working with the Department, the Petitioner has modified the concept plan. The revised Concept Plan now provides connectivity to the Lakes of Westfield subdivision (currently being developed by the Petitioner).

2. Open Space (Article 8.6): The PUD Ordinance increases the minimum required amount of open space from 15% (for SF4 Districts) to 20%. The Petitioner has incorporated a requirement into the PUD Ordinance for preserved Natural Areas and Open Space as an amenity.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity



in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

PUBLIC HEARING COMMENTS

The public comments presented at the public hearing are summarized in the APC’s draft minutes of that meeting. The primary comment made during the public hearing was a concern regarding the long, unbroken row of lots proposed along the south property line. In response, the Petitioner has revised the Concept Plan by shifting the cul-de-sac located at the southwest corner of the Real Estate to the north, away from the south property line and incorporated a requirement to provide enhanced architectural detail to the rear façade for those homes shown with an asterisk on the Concept Plan **OR** landscape screening which shall only apply to those lots shown with an asterisk on the Concept Plan and shall include three (3) shade trees and (3) evergreen trees per one-hundred (100) linear feet.

STAFF COMMENTS

If the Plan Commission is satisfied with the revisions to the proposed Sheffield Park PUD District Ordinance, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

If any Plan Commission member has questions prior to the public hearing, then please contact Jeffrey Lauer at 317.910.2927 or jlauer@westfield.in.gov.